

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, March 27, 2007 @ 7:30 PM

City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 795-4910 #112
Email: dan.sokolow@cityofwinters.org

Chairman: Don Jordan
Vice Chairman: Albert Vallecillo
Commissioners: Jack Graf, Joe Tramontana, Pierre
Neu, Bruce Guelden, and Wade Cowan
Administrative Assistant: Jen Michaelis
Community Development Director: Dan Sokolow

I CALL TO ORDER 7:30 PM

II ROLL CALL & PLEDGE OF ALLEGIANCE

III COMMUNICATIONS:

1. Staff Reports
Current Projects list dated March 19, 2007
Vacaville Reporter article: A Cottage Industry Rooted in Katrina
2. Commission Reports

IV CITIZEN INPUT: Individuals or groups may address the Planning Commission on items which are not on the Agenda and which are within the jurisdiction of the Planning Commission. **NOTICE TO SPEAKERS:** Speaker cards are located on the first table by the main entrance; please complete a speaker's card and give it to the Planning Secretary at the beginning of the meeting. The Commission may impose time limits.

V CONSENT ITEMS:

Approve minutes of the February 27, 2007 regularly scheduled meeting of the Planning Commission.

VI DISCUSSION ITEMS:

1. Workshop with Granite Bay Holdings, LLC to review the initial residential designs prepared for the Winters Highlands project.
2. Continued Public Hearing and consideration of Site Plan application (2007-01-SP) submitted by Fred Chernidglo on behalf of property owner Manuel Lopez for the installation of a new single-story, single-family 1,188 square foot manufactured residence with three bedrooms and two bathrooms at 308 Baker Street (APN 003-142-15).
3. Continued Public Hearing and consideration of Site Plan application (2006-07-SP) submitted by Joe Oremus for the installation of a new single-story, single-family 1437 square foot manufactured residence with two bedrooms and two bathrooms at 437 Russell Street (APN 003-182-71).

VII COMMISSION/STAFF COMMENTS

VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT POSTED THE AGENDA FOR THIS MEETING ON MONDAY, MARCH 19, 2007.



DAN SOKOLOW – COMMUNITY DEVELOPMENT DIRECTOR

APPEALS: ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA, HOWEVER, TIME LIMITS MAY BE IMPOSED BY THE CHAIR AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

REVIEW OF TAPE RECORDING OF MEETING: PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

COPIES OF AGENDA, AGENDA REPORTS AND OTHER MATERIALS: PRIOR TO EACH MEETING, COPIES OF THE AGENDA ARE AVAILABLE, AT NO CHARGE, AT CITY HALL DURING NORMAL WORKING HOURS. IN ADDITION, A LIMITED SUPPLY WILL BE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS, AT THE PLANNING COMMISSION MEETINGS. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

THE COUNCIL CHAMBERS IS WHEELCHAIR ACCESSIBLE

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of March 19, 2007
(530) 795-4910, extension 112, www.cityofwinters.org

PROJECT	DESCRIPTION & PROCESS	LAST ACTION	NEXT ACTION
(1) Winters Highlands, Granite Bay Holdings, LLC, Larry John (916) 960-1656	Proposal to develop 413 single-family and 30 multi-family residential units in northwestern part of city. Application is being processed TSM, focused EIR (specific biological aspects), GPA, Zoning Amendment, PD Overlay, PD Permit, Inclusionary Housing agreement.	City Council approved Tentative Subdivision Map on April 4, 2006.	City Council approval of Final Map.
(2) Winters Village, Bob Thompson (West project) (707) 372-9355 and John Siracusa (East project) (530) 795-0213	Proposal to develop 15 attached single-family residences on the southwest and southeast corners of East Main and East Baker Streets.	Building permit submitted for West project (10 units) in April 2006. East project (5 units) nearing completion.	Issuance of building permit for West project.
(3) Callahan Estates, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 120 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(4) Creekside Estates, Tim Ruff (530) 758-7008	Proposal to develop 40 single-family residential lots at southwest part of city.	City Council approved Tentative Subdivision Map on April 19, 2005.	City Council approval of Final Map.
(5) Hudson-Ogando, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 72 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(6) Cottages at Carter Ranch Phase 2, Sacramento Pacific Development, Mark Wiese (916) 853-9800	Proposal to develop 6 single-family residential affordable lots (moderate-income households) north of Rancho Arroyo Detention Facility.	Planning Commission approved Tentative Subdivision Map on November 23, 2004.	City Council approval of Final Map.
(7) Casitas at Winters, Napa Canyon LLC, Mark Power (707) 253-1339	Proposal to develop 16 attached single-family residences at a site on West Grant Avenue east of Tomat's restaurant. Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, Site Plan, and Development Agreement.	City Council on November 21, 2006 in response to a request from the applicant directed that the project be sent back to the Planning Commission in order to allow the applicant to redesign the project.	Applicant submittal of redesigned project.

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<p>(8) Dunmore Commercial, Dunmore Communities, Rad Bartlam (916) 676-1115</p>	<p>Proposal to construct hotel, two retail outlets, three fast food restaurants, and gas station on the south side of East Grant Avenue adjacent to the Interstate 505 southbound on-ramp. General Plan Amendment, Rezone, Conditional Use Permit, Amendment/Update to Gateway Master Plan, and Site Plan.</p>	<p>Application submitted on April 12, 2005.</p>	<p>City staff determination of application completeness.</p>
<p>(9) Winters II, Community Housing Opportunities Corporation, Paul Ainger (530) 757-4444</p>	<p>Proposal to develop 34-unit apartment complex for low- and very low-income households at 110 East Baker Street.</p>	<p>Building permit issued and construction began in October 2006.</p>	<p>Completion of construction.</p>
<p>(10) Village on the Park, Village Partners, LLC, Mark Walther (310) 798-5656</p>	<p>Proposal to develop 75 attached single-family residences on Railroad Avenue south of NC Foliage (1029 Railroad). Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, and Development Agreement.</p>	<p>City Council on January 16, 2007 discussed policy issues and directed staff to continue to process project based on staff's recommendations on policy issues.</p>	<p>City staff determination of application completeness.</p>
<p>(11) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506</p>	<p>Proposal to develop 26 single-family homes and one duplex unit on the north side of West Grant Avenue west of Cemetery Lane. Tentative Subdivision Map, Inclusionary Housing Agreement, and Development Agreement.</p>	<p>Planned Commission recommended approval of Tentative Subdivision Map on November 28, 2006.</p>	<p>City Council continued public hearing tentatively scheduled for March 20, 2007.</p>
<p>(12) Anderson Place, Eva Brzeski (415) 887-9300</p>	<p>Proposal to develop up to 30 mostly attached single-family residences and 9 commercial spaces at 723 Railroad Avenue. Tentative Subdivision Map, Planned Development Overlay, PD Permit, Rezone, Conditional Use Permit, Inclusionary Housing Agreement, and Development Agreement.</p>	<p>Planned Commission recommended approval of Tentative Subdivision Map on December 19, 2006.</p>	<p>City Council public hearing tentatively scheduled for March 20, 2007.</p>
<p>(13) Pearse Subdivision, Thomas Pearse (530) 795-5901</p>	<p>Proposal to develop 5 single-family residential lots at the south end of Third Street.</p>	<p>December 15, 2006 completeness letter sent, additional information needed.</p>	<p>City staff determination of application completeness.</p>

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
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(530) 795-4910, extension 112, www.cityofwinters.org

AFFORDABLE HOUSING UNITS

Project #1: 26 units for very low-income, 25 units for low-income, and 15 units for moderate-income households.

Project #2: 3 units for low-income households.

Project #3: 7 units for very low-income, 7 units for low-income, and 4 units for moderate-income households.

Project #4: 1 unit for very low-income, 2 units for low-income, and 1 unit for moderate-income households.

Project #5: 11 units for very low-income households.

Project #6: 6 units for moderate-income households.

Project #7: Not known at this time.

Project #9: 34 units for very low-income and low-income households.

Project #10: 4 units for very low-income and 7 units for low-income and moderate-income households.

Project #11: 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.

Project #12: 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.

Project #13: 1 unit for very low-income household.

Vacaville Reporter 3/6/07

A cottage industry rooted in Katrina

By Judy Stark

ST. PETERSBURG TIMES

ORLANDO — A year ago, Marianne Cusato was sitting on the front porch of a little cottage in the back parking lot of the Orange County Convention Center, hoping that someone would agree she'd had a good idea.

This year she was front and center at the huge Lowe's booth at the International Builders Show, which attracted nearly 104,000 builders to Orlando. Now she has the marketing muscle of the world's second-largest home improvement company behind what a lot of people over the past year have agreed is a great idea: the "Katrina cottage" she designed.

Intended as a charming, permanent alternative to a short-term, ugly FEMA trailer, the cottage has won the hearts of the hurricane victims in the Gulf Coast for whom it was designed. Quick to manufacture, hurricane-worthy, expandable and modest in price, the cottage is being sold by Lowe's exclusively now in Louisi-

ana and Mississippi.

At the Lowe's booth during the show in January, Tony Thompson was setting up the Katrina display early one morning. He supervises the construction of the cottages in Waveland, Miss. "I was going through the cottage there one morning to work on the punch list," he said, "and within 15 minutes there were 38 people in the house with me who wanted to take a look around."

"This has been the fastest launch in the history of Lowe's," said Cusato, 32, who heads her own New York architectural firm. "It's so surreal. A year ago I was back in the parking lot, and now a major company has invested themselves in this." (Lowe's signed on in August.)

The Katrina cottage grew out of the Mississippi Renewal Forum. After the devastating hurricane in August 2005, Mississippi Gov. Haley Barbour called more than 100 architects, planners and designers together to come up with a plan to rebuild. The Katrina cottage was one of the results

of that forum.

Since the prototype was shown at the 2006 show, Cusato has worked with Lowe's to eliminate time-consuming and anxiety-producing steps and decisions in the building process. Six styles of cottages are available, designed by Cusato and other architects, but there's one type of door and one type of window in all of them. That also allows for economy of scale and consistency of appearance. (Cusato said she had to tell Lowe's: Look, none of the doors you have in stock is the right door for a Katrina cottage. Their response, she said: OK, what door do you need? Now it's a stock item.)

The cottages range in size from 308 to 1,175 square feet. Lowe's sells plans for 10 models, and materials packages (products and materials) for four models, ranging from 544 square feet to 936 square feet.

Lowe's started sales of the cottages in the hurricane-struck gulf areas in early February. (The company expects to expand sales nationwide later this year.) Lowe's

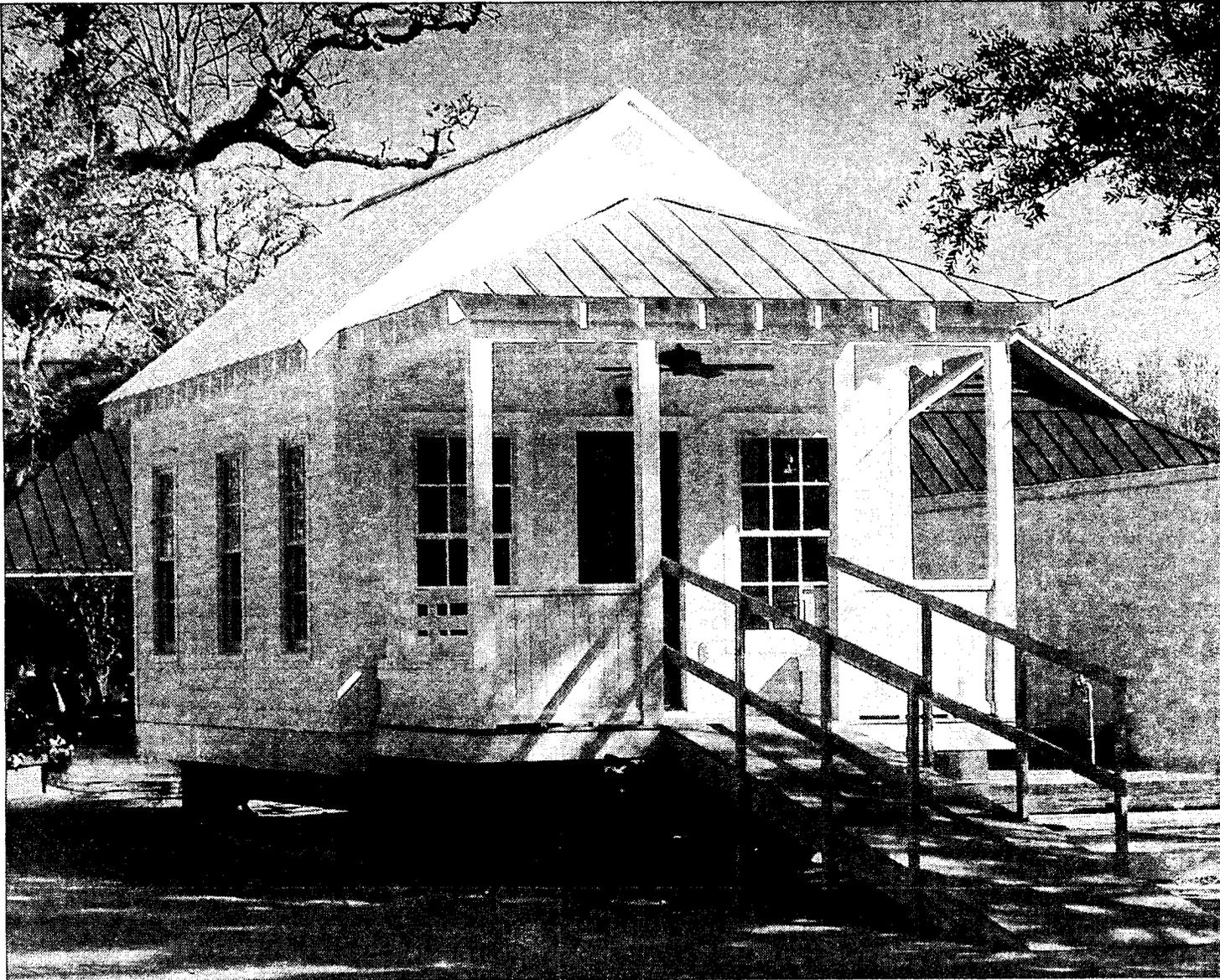
doesn't release sales figures.

Now, Cusato said, is the start of the real test of what she and others hope the cottages can create. "So far we've been just drawings on paper. Now we'll be real homes," she said. Now is the test of whether the cottages can be not just shelter, but community, "a place someone calls home."

Will those hoped-for villages take shape? Will the cottages be as pleasant to live in as their creators hope?

Will the charm wear thin, or will the cottages work as long-term housing? Are they the answer to the nation's affordable housing problems? (The cottages start at \$30,000 plus labor and finish work, which brings the final price tag up to \$80,000 to \$90,000 plus homesite.) The next year or so will tell that story.

"Some people ask if we regret the Katrina name, but the answer's no," Cusato said. "It's nice to think that something good could come out of that horrible, horrible disaster."



MARIANNE CUSATO

The Katrina cottage was designed as an alternative to trailer homes for Hurricane Katrina victims. The cottages start at 308 square feet and cost about \$80,000 to build.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, FEBRUARY 27, 2007**

Chairman Jordan called the meeting to order at 7:31 p.m.

PRESENT: Cowan, Graf, Neu, Tramontana, Vallecillo, Chairman Jordan
ABSENT: Guelden
STAFF: Community Development Director Dan Sokolow.

Commissioner Graf led in the Pledge of Allegiance.

COMMUNICATIONS

The City's annual progress report in implementing its Housing Element (for calendar years 2005 and 2006) was included in the Planning Commission's agenda packet. Community Development Director Sokolow said the progress report addresses each implementation program. He noted that the City's Housing Element will expire next year. As a result, the City will be hiring a consultant to assist in the preparation of the new Housing Element and future hearings on this subject will be held before the Planning Commission and the City Council.

Commissioner Graf reminded staff of the need to fill the existing vacancy on the Affordable Housing Steering Commission. Sokolow said he would have this item ajenized before the City Council since the Council will need to make the appointment.

CITIZEN INPUT

None.

CONSENT ITEM

Approve minutes of January 23, 2007 regularly scheduled meeting of the Planning Commission.

Commissioner Graf moved to approve minutes of January 23, 2007 regularly scheduled meeting of the Planning Commission. Seconded by Commissioner Vallecillo.

AYES: Cowan, Graf, Neu, Tramontana, Vallecillo, Chairman Jordan
NOES: None
ABSTAIN: None
ABSENT: Guelden

Motion carried unanimously.

DISCUSSION ITEMS:

1. Update on Winters Highlands Subdivision project from Granite Bay Holdings, LLC (no backup).

Tyler Wade of Granite Bay Holdings, LLC, the developer of the Winters Highlands project, provided a progress report on the project. The infrastructure plans have been completed and will be submitted to the City for plan check next month. Granite Bay has started on the architectural plans for the residences and the landscaping plans have been completed. For its habitat mitigation, Granite Bay has purchased wetlands credits at the Elsie Gridley

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Mitigation Bank, constructed burrowing owl habitat at the northeast corner of the Highlands site, reviewed multiple providers for purchasing off-site burrowing owl habit mitigation, and is working on the purchase of a conservation easement from the Catholic Church for Swainson's hawk habitat mitigation.

2. Presentation on Phase I of Rotary Park Master Plan.

Chamber of Commerce Vision Committee Chairman Edmund Lis discussed the Phase I implementation of the Rotary Park Master Plan project. He said the most expensive item in Phase I is a pre-fabricated restroom at the southeast corner of Rotary Park. The restroom will face East Main Street. A pre-fabricated restroom is being considered because of cost and the potential that future restrooms for Rotary Park might be constructed as part of a future rehabilitation of the Community Center. Phase I would also include minor improvements at the Gazebo such as upgrading the ramp for ADA (Americans with Disabilities Act) compliance and increasing the user friendliness of the Gazebo for concerts. The last item could involve an extension of the Gazebo's steps and painting.

Commissioner Graf asked how the ramp has changed such it is now not in compliance with ADA. Housing Programs Manager Dan Maguire said that the slope on sections of the ramp is excessive.

Commissioner Tramontana asked what would happen to the bricks that display names of donors to the Gazebo project and are part of the Gazebo's construction. Lis said the bricks would be preserved.

3. Continued Public Hearing and consideration of Site Plan application (2006-07-SP) submitted by Fran Oremus for the installation of a new single-story, single-family 1437 square foot manufactured residence with two bedrooms and two bathrooms at 437 Russell Street (APN 003-182-71).

Community Development Director Sokolow asked the Planning Commission to continue the public hearing and consideration of the project to the March 27, 2007 meeting of the Planning Commission.

Commissioner Vallecillo moved to continue the 437 Russell Street project to the March 27, 2007 regularly scheduled meeting of the Planning Commission. Seconded by Commissioner Graf.

AYES: Cowan, Graf, Neu, Tramontana, Vallecillo, Chairman Jordan

NOES: None

ABSTAIN: None

ABSENT: Guelden

4. Public Hearing and consideration of Site Plan application (2007-01-SP) submitted by Fred Chernidglo on behalf of property owner Manuel Lopez for the installation of a new single-story, single-family 1,188 square foot manufactured

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TUESDAY, FEBRUARY 27, 2007**

residence with three bedrooms and two bathrooms at 308 Baker Street (APN 003-142-15).

Community Development Director Sokolow described the project and explained that there are two issues that the Planning Commission may want to deliberate regarding off-street parking and the height of the raised foundation of the residence. The single-space garage for the project is detached and accessed from an alleyway in the rear of the property. A driveway 24-feet in depth is located in front of the garage and will accommodate two vehicles. The question is whether the driveway will count as the second off-street parking space. If the driveway was located on the Baker Street frontage, the driveway couldn't be counted towards the off-street parking requirement. However, Sokolow said this issued is somewhat clouded since the setback for accessory structures is only five-feet on an alleyway. The home will be installed on a raised foundation approximately 16 to 18 inches above the ground; however, the applicant has indicated that the height of the foundation can be reduced to 8 inches if necessary.

Fred Chernidglo (Harmony Homes), the applicant for the project, said the street elevation (Baker Street) will have lap siding, the home will be constructed with 2x4s in the factory, the 24x24 driveway can accommodate two vehicles, the porch will have handrails, the residence's foundation will be similar to the that of other foundations in the neighborhood, and the vents will be located in the foundation. Chernidglo also noted that the lap siding was used since a number of the residences in the neighborhood have used the material.

Chairman Jordan opened the public hearing at 8:00 p.m. Jose Diaz, 304 Baker Street, said he was concerned about what impact the manufactured home would have on property values and the number of vehicles that the property owner Manuel Lopez has at his property. Diaz asked whether the proposed home would be rented and indicated that it would be the fourth home on the block owned by Lopez. Jordan closed the public hearing at 8:02 p.m.

Commissioner Graf said he could appreciate the comments from Mr. Diaz, but the existing project site doesn't look good because of its use for storage of a vehicle and a collection of trash. He said the new home could improve the neighborhood.

Commissioner Cowan said he supports having the garage rear-loaded. He's not a fan of modular homes and wishes the home could be more appealing.

Commissioner Vallecillo said the proposed off-street parking meets the intent of the (Zoning) ordinance and the residence does fit better on the site than others. He noted that the house will include lap siding. Vallecillo described the residence as a little better than a modular box but not much better. He expressed his preference for more curb appeal to enhance the appearance of the home and suggested wrapping lap siding around to the sides of the home.

Commissioner Neu said that landscaping is important for the appearance of the residence.

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Jordan said he would like to see some changes to the design of the home.

Vallecillo asked the applicant to incorporate design changes to the plans. Chernidglo noted some changes that could be made including the addition of stone.

Sokolow said that a manufactured home installed on a permanent foundation is permitted in a zoning district that permits single-family homes pursuant to the California Government Code; however, the Planning Commission can request design changes for the proposed manufactured home.

Graf said he didn't want to micromanage the project by detailing specific design changes to the residence. He preferred to have staff work with the applicant on design changes.

Commissioner Vallecillo moved to continue the 308 Baker Street project to the March 27, 2007 regularly scheduled meeting of the Planning Commission in order for the applicant to meet with staff and come up with design improvements for the residence. Seconded by Commissioner Graf.

5. Conceptual Site Plan for Winters Commercial project. The 4.92-acre project site is bordered by Grant Avenue on the north, East Street on the west, East Baker Street on the south, and an existing commercial development on the east. APNs: 003-370-28, 29, and 30. Applicant: Granite Bay Holdings, LLC.

Community Development Director described a number of changes that the applicant has made to the site plan since the Planning Commission's January 23, 2007 meeting. These changes include a decrease in the number of off-street parking spaces, the staggering of the individual suites in the buildings, the inclusion of a meandering bike/pedestrian path on the project's Grant Avenue frontage, an increase in the square footage of the buildings to a total of 49,500 square feet, the elimination of two of the drive-throughs with one maintained for the proposed credit union building, and the use of architectural elements that better reflect the character of Winters than the earlier architectural plans.

Sean Buchanan of Granite Bay Holdings said that the new site plan didn't change any access points to the site, only dropped one of the drive-throughs, and made the credit union building two stories.

Beth Creswell of Granite Bay Holdings said that Granite Bay visited a number of towns in Northern California to get design ideas. The new design features include the use of wood, stucco, stone, barn-type doors, metal roofs, and trellises with vines as a recurring theme throughout the project. The intention is not to copy the Winters downtown but to employ a similar look.

Creswell noted that the features on Grant Avenue include the benches, shade trees, and a promenade. The use of barn-style doors, awnings, and shutters on the buildings is a way to blend in with the agrarian background of the city. Creswell said the clock

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tower has been removed from the project in order to not distract from the downtown. The tower has been replaced with a water wheel and Granite Bay would like to combine it with a pond. A grain silo will be located in the northwest corner of the site in order to blend in with the adjacent water tower and silos. Three-foot tall stonewalls with vines located on top will be used adjacent to the vehicle parking areas.

Commissioners Graf and Vallecillo expressed their appreciation for the changes that Granite Bay has made to the project and the company's efforts to take into consideration the Planning Commission's earlier comments and incorporate them into the new designs for the site.

Commissioner Neu said he was glad to see one of the drive-throughs eliminated, but he would like to see another one dropped. He indicated that he was pleased with the design changes.

Chairman Jordan said he wants to see the planning process for the project move forward.

Vallecillo expressed his concerns on how the vines on Grant Avenue will be maintained and what will happen when people try to cross Grant at a non-pedestrian crossing area and get stuck waiting in the vines.

Buchanan said the project tenants will pay a fee for maintenance of the vines (vineyard) and lawn areas will be located between the sidewalk and the Grant roadway.

COMMISSION/STAFF COMMENTS

Commissioner Neu announced that the Putah Creek Committee would hold a planning session on Saturday, March 10, 2007 from 9:00 a.m. to 12 noon at the Winters Community Center. The public is invited to participate in the planning session that will cover the section of Putah Creek from the Railroad Avenue bridge east to the Interstate 505 crossing.

Commissioner Cowan complimented JDS Builders Group, Inc. on the façade improvement that JDS completed at the new Aura day spa on Main Street.

The meeting was adjourned at 8:43 p.m.

DON JORDAN, CHAIRPERSON

ATTEST:

DAN SOKOLOW, COMMUNITY DEVELOPMENT DIRECTOR



PLANNING COMMISSION STAFF REPORT
March 27, 2007

TO: Chairman and Planning Commissioners

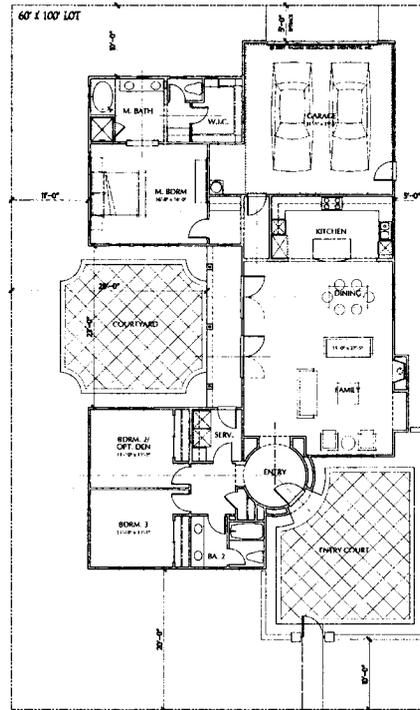
BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Workshop with Granite Bay Holdings, LLC on the initial residential designs prepared for the Winters Highlands project.**

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct a workshop with Granite Bay Holdings, LLC on the initial residential designs prepared for the Winters Highlands project, and (3) Provide Granite Bay with feedback on the residential designs presented.

ATTACHMENTS:

Elevations and floor plans for models 1931, 2314, and 2807 (elevation will be provided during workshop)



CALIFORNIA COTTAGE

FLOOR PLAN
 1,931 SQ. FT.
 3 BDRM./2 BA./2 CAR GARAGE

PLAN 1 - ALLEY LOADED PRODUCT

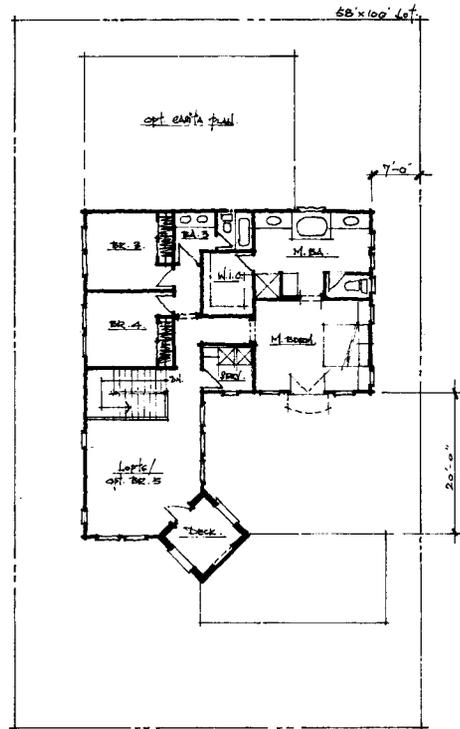
MARCH 15, 2007
 2007085



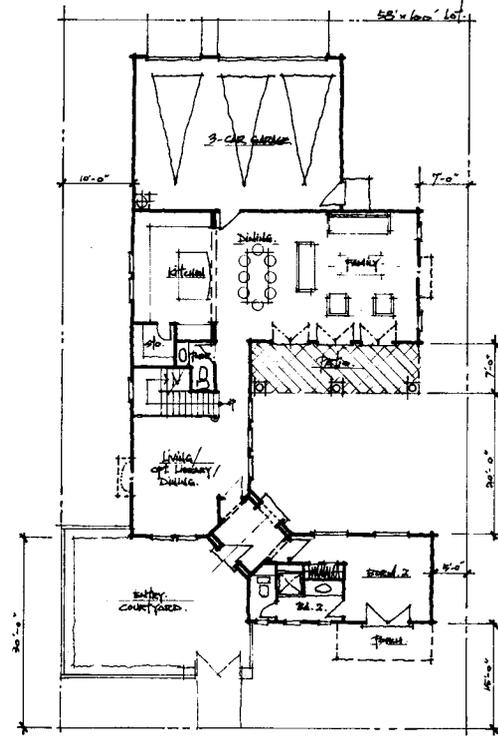
WINTERS HIGHLANDS
 WINTERS, CALIFORNIA
 GRANITE BAY HOLDINGS LLC

W
 WILLIAM HEZMALHALCH
 ARCHITECTS, INC.
 111 KELLER CANYON ROAD SUITE 45 SAN RAMON CA 94583
 925 483 1700 fax 925 483 1725
 2800 REDMILL AVENUE SUITE 200 SANTA ANA CA 92708-8543
 949 250 0807 www.hezmalhalch.com fax 949 250 1528

1



UPPER FLOOR
±1,295 SQ. FT.



LOWER FLOOR
±1,512 SQ. FT.

FLOOR PLAN
±2,807 SQ. FT.
4 BDRM./LOFT/3.5 BA./3 CAR GARAGE

PLAN 3 - ALLEY LOADED PRODUCT

MARCH 15, 2007
2007/035



WINTERS HIGHLANDS
WINTERS, CALIFORNIA
GRANITE BAY HOLDINGS LLC

WH
WILLIAM HEZMALHALCH
ARCHITECTS INC.
8111 BOLLINGER CANYON ROAD SUITE 400 SAN RAMON CA 94583-0886
925-462-1700 fax 925-462-1725
2850 NEVILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949-252-0507 www.wharchitects.com fax 949-252-1529

3



PLANNING COMMISSION STAFF REPORT
March 27, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: Continued Public Hearing and consideration of Site Plan (2007-02-SP) request submitted by Fred Chernidglo on behalf of Manuel Lopez for the installation of a 1,188 square foot single-story, single-family ranch-style manufactured home with a 68 square foot porch and a 293 square foot detached garage at 308 Baker Street (APN 003-142-15).

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct the continued public hearing, and 3) Approve the Site Plan (2007-02-SP) request submitted by Fred Chernidglo on behalf of Manuel Lopez for the installation of a 1,188 square foot single-story, single-family ranch-style manufactured home with a 68 square foot porch and a 293 square foot detached garage at 308 Baker Street (Assessor Parcel Number 003-142-15).

BACKGROUND: The Planning Commission at its February 27, 2007 meeting voted 6-0 (Planning Commissioner Guelden absent) to continue the public hearing and consideration of the 308 Baker Street project in order to have the project applicant work with staff on design improvements for the proposed residence. The applicant, Fred Chernidglo on behalf of property owner Manuel Lopez, has revised the front elevation (Baker Street frontage) to include a stone design feature to cover the concrete foundation and added shutters to the two front windows. The modified front elevation also shows fencing and some landscaping. The site plan has been revised to depict a concrete walkway from the sidewalk to the front porch.

The project will result in the installation of a 1,188 square foot single-story, single-family ranch-style manufactured home with three bedrooms and two bathrooms on a permanent concrete foundation at 308 Baker Street (APN 003-142-15). The project will also include a 293 square foot detached garage at the rear (north side) of the property. The property (APN 003-142-15) is approximately 6,000 square feet in size; has a General Plan land use designation of Low Density Residential (LR); and is zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone).

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of CEQA exemption finding – Class 3(a), New Construction or Conversion of Small Structures.
2. Approval of Site Plan (Design Review) and the attached conditions.

APPLICABLE REGULATIONS:

This project is subject to several regulations:

- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department’s Administrative Assistant in accordance with notification procedures set forth in the City of Winters’ Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on Thursday, February 15, 2007, and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to the February 27, 2007 Planning Commission hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Tuesday, March 20, 2007.

ENVIRONMENTAL ASSESSMENT: The Site Plan application has been reviewed in accordance with the California Environmental Quality Act (CEQA) is considered categorically exempt under Section 15303.

RECOMMENDED FINDINGS FOR 308 BAKER STREET (SITE PLAN)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA, Class 3(a) – New Construction or Conversion of Small Structures.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms a Class 3(a) New Construction or Conversion of Small Structures exemption for the 308 Baker Street Project.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The

General Plan designates the project site as Low Density Residential and this designation provides for single-family detached homes. The project will result in the installation of a single-family residence and a detached garage.

2. The project is consistent with the provisions of the Zoning Ordinance. The principal uses of the R-1 Zone are single-family homes and duplexes. The project will result in the installation of a single-family residence.

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 308 BAKER STREET PROJECT (SITE PLAN) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.
- Approval of the Site Plan (Design Review) of the project as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

CONDITIONS OF APPROVAL FOR THE 308 BAKER STREET (SITE PLAN) LOCATED ON ASSESSOR PARCEL NUMBER 003-142-15, WINTERS, CA 95694.

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action or proceeding to attach set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, or any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employee, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.

2. Approval of the applicant's project shall be null and void if the applicant fails to submit a building permit for the project within one year of Planning Commission approval.
3. The manufactured home shall be placed on a permanent, concrete foundation.
4. A front door shall be located on the Baker Street frontage of the property.
5. The address number for the property shall be clearly visible from the street fronting the property. The address numbering shall be either four (4) inch illuminated numbers or six (6) inch non-illuminated numbers on contrasting background. The detached garage shall also be addressed and the address shall be clearly visible from the alleyway. The address numbering shall be either four (4) inch illuminated numbers or six (6) inch non-illuminated numbers on contrasting background.
6. The applicant shall obtain an encroachment permit for all work within the public right-of-way (water lateral, sewer lateral, sidewalk, etc.).
7. The applicant shall install a sewer lateral and cleanout that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
8. The applicant shall install a water lateral and meter that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
9. The applicant shall obtain all required City permits (building, encroachment, etc.) and pay all applicable fees (building, impact, encroachment, etc.).
10. The applicant shall replace the existing concrete sidewalk on the Baker Street frontage of the project site.
11. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.
12. The applicant shall pay City impact fees at the rate in effect at building permit issuance.
13. The applicant shall provide the City with proof of payment receipts for Winters Joint Unified School District facility fees and Yolo County facility fees at building permit issuance.
14. Final inspection for the manufactured home shall not be scheduled nor occupancy authorized until the public improvements (sewer lateral, sewer

cleanout, water lateral, water meter, sidewalk, etc.) have been installed, inspected, and accepted by the City.

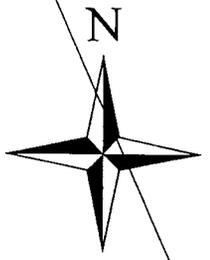
15. Final inspection for the manufactured home shall not be scheduled nor occupancy authorized until the garage passes final inspection, the garage driveway area/off-street parking pad has been completed, the front yard of the property is landscaped, and a City-approved shade tree is installed.
16. The payment of City of Winters' monthly utility billing charges shall commence after the residence has passed final inspection and the applicant shall pay an assessment pursuant to the City Wide Assessment District.

ATTACHMENTS:

1. Parcel Map for Project Site
2. Site, Floor, and Elevation Plans

Planning Commission/308 Baker Street SP Manuf Home PC Stf Rpt 27Mar07

308 Baker Street Project Site

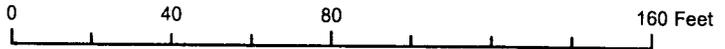


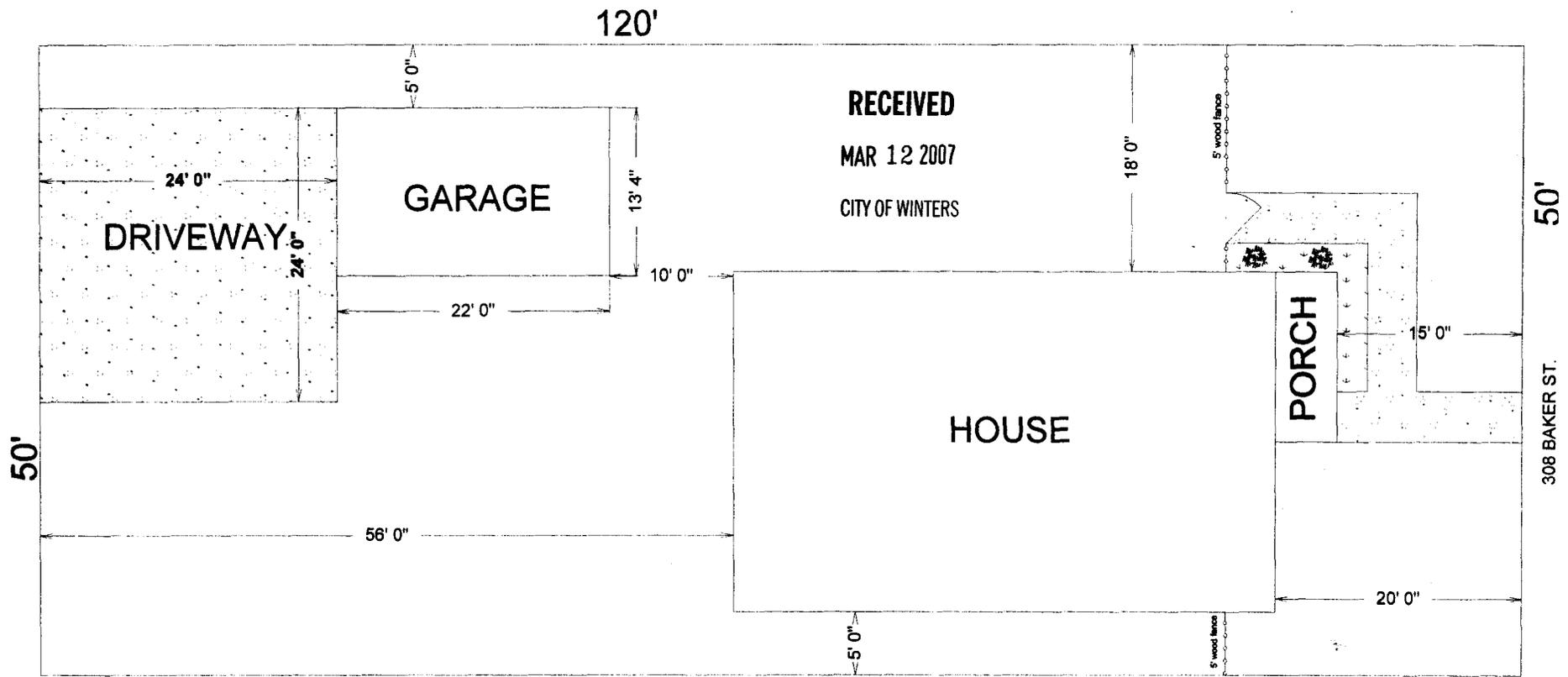
BAKER

THIRD

Legend

- Winters Streets
- wintersparcel
- 308 Baker Project Site



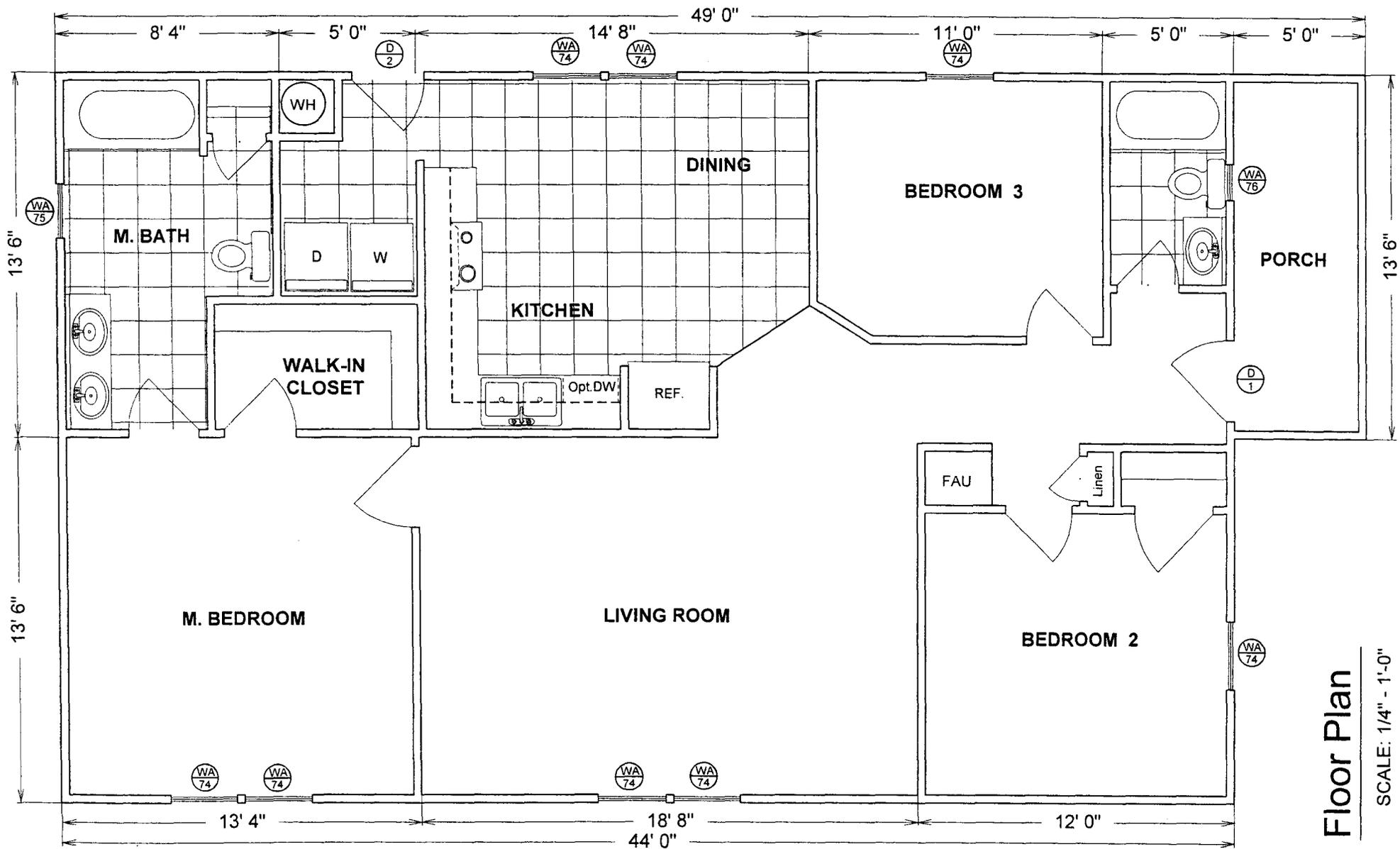


RECEIVED
 MAR 12 2007
 CITY OF WINTERS

50'
 308 BAKER ST.

120'

PLOT PLAN
 SCALE: 1" = 10'



Floor Plan

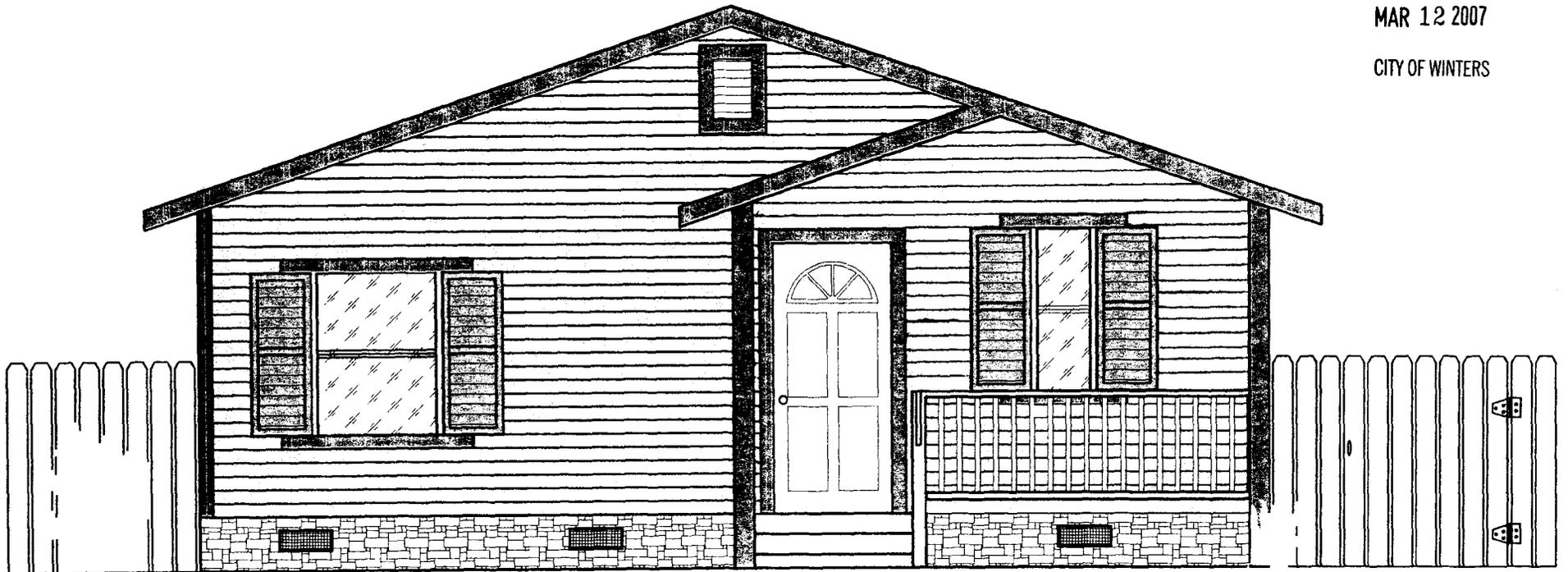
SCALE: 1/4" = 1'-0"

Modified Floor Plan

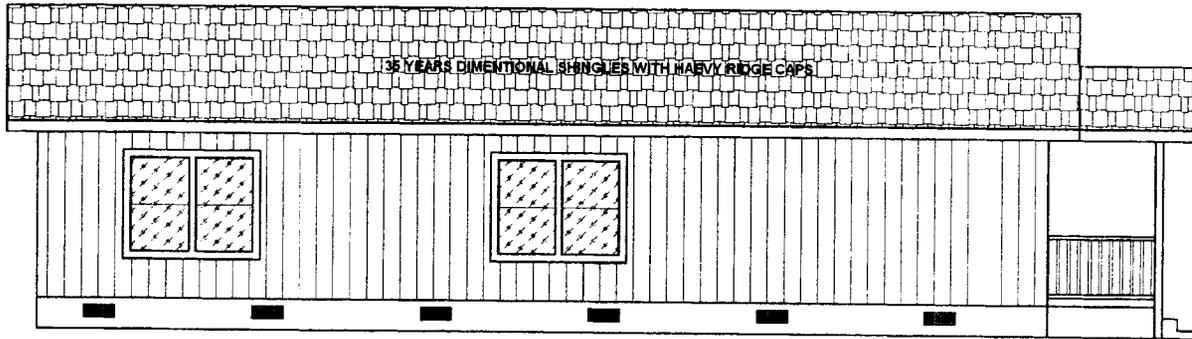
RECEIVED

MAR 12 2007

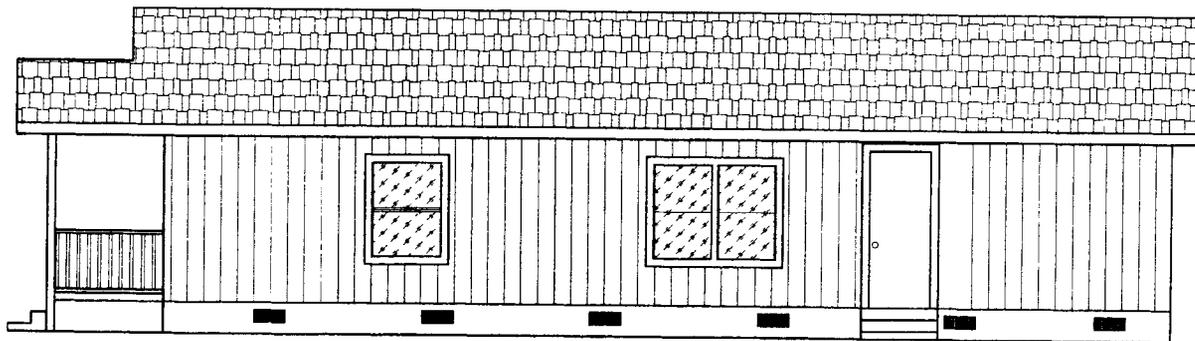
CITY OF WINTERS



FRONT ELEVATION



LEFT SIDE ELEVATION

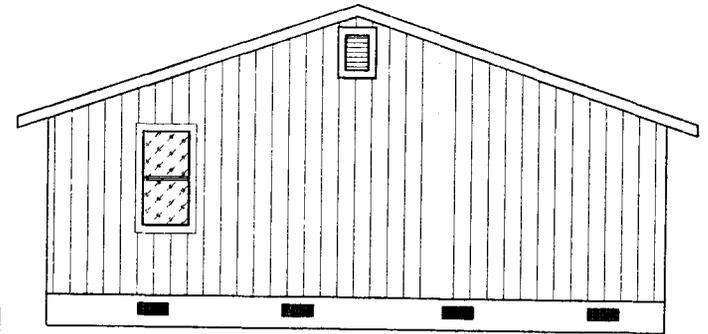


RIGHT SIDE ELEVATION

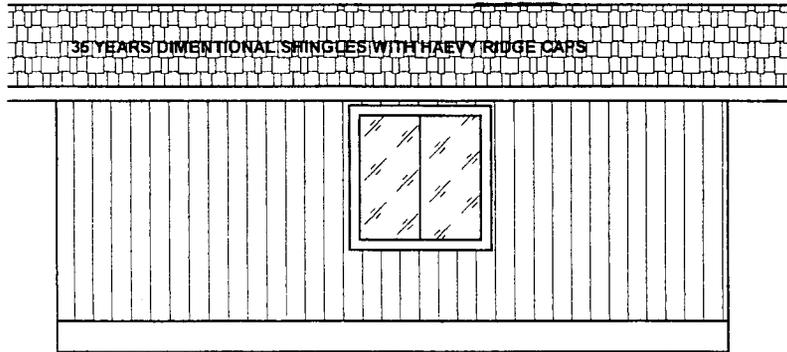
RECEIVED

MAR 12 2007

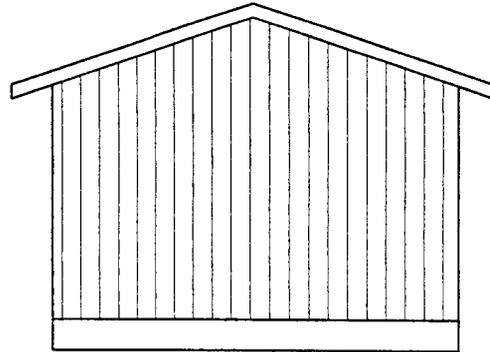
CITY OF WINTERS



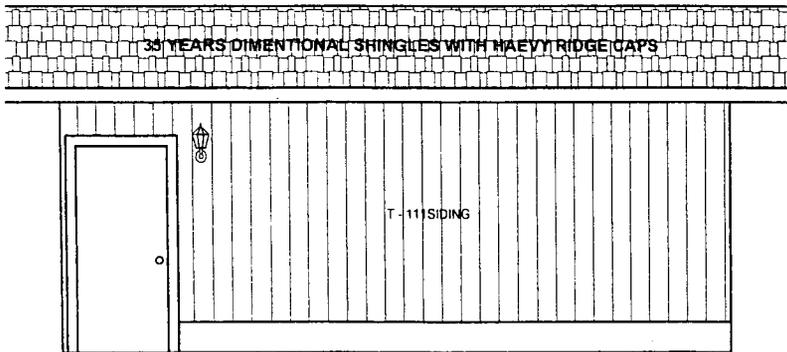
REAR ELEVATION



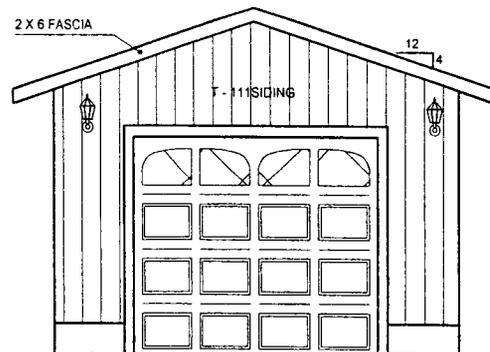
RIGHT SIDE ELEVATION



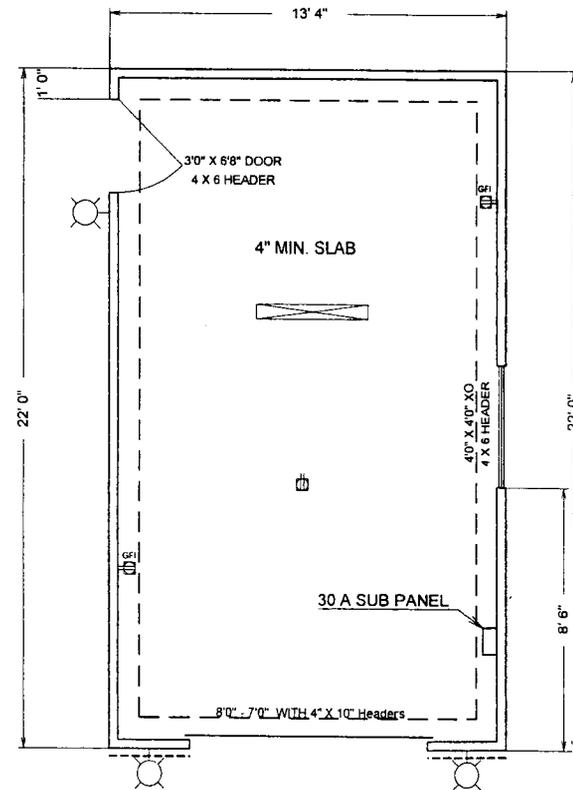
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



GARAGE FLOOR PLAN
SCALE: N / A



PLANNING COMMISSION STAFF REPORT
March 27, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Continued Public Hearing and consideration of Site Plan (2006-07-SP) request submitted by Joe Oremus for the installation of a 1,437 square foot single-story, single-family manufactured home at 437 Russell Street (APN 003-182-71).**

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct the continued public hearing, and 3) Approve the Site Plan (2006-07-SP) request submitted by Joe Oremus for the installation of a 1,437 square foot single-story, single-family manufactured home at 437 Russell Street (Assessor's Parcel Number 003-182-71).

BACKGROUND: The Planning Commission at its December 19, 2006 meeting continued the public hearing and consideration of the 437 Russell Street project because of concerns about the original home's aesthetics and lot coverage. The Commission subsequently continued the public hearing and consideration of the project at its March 27, 2007 meeting. The project applicant, Joe Oremus, has selected a different home to address the concerns. The applicant proposes to install a 1,437 square foot single-story, single-family manufactured home with two bedrooms and two bathrooms at his property located at 437 Russell Street. The existing residence, approximately 650 square feet in size, will be demolished in order to accommodate the new home. Exterior features of the new home include a covered, front porch with a railing; composition roofing; and T1-11 siding. The front door and a single-car garage are located on the Russell frontage. A second off-street parking space parallels the garage. The home will have a raised foundation, no more than 24 inches off of the ground. The site coverage is approximately 41.3 percent, which is below the 50 percent maximum allowed in the Winters Municipal Code (Title 17, Zoning) for single-story residences. The property (APN 003-182-71) is approximately 6,237 square feet in size; has a General Plan land use designation of Low Density Residential (LR); and is zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone).

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of CEQA exemption finding – Class 3(a), New Construction or

- Conversion of Small Structures.
2. Approval of Site Plan (Design Review) and the attached conditions.

APPLICABLE REGULATIONS:

This project is subject to several regulations:

- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Assistant in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on Thursday, December 7, 2006, and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to December 19, 2006 hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Tuesday, March 20, 2007.

ENVIRONMENTAL ASSESSMENT: The Site Plan application has been reviewed in accordance with the California Environmental Quality Act (CEQA) is considered categorically exempt under Section 15303.

RECCOMENDED FINDINGS FOR 437 RUSSELL STREET (SITE PLAN)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA, Class 3(a) – New Construction or Conversion of Small Structures.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms a Class 3(a) New Construction or Conversion of Small Structures exemption for the 437 Russell Street Project.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Low Density Residential and this designation provides for single-family detached homes. The project will result in the installation of a single-family residence.

2. The project is consistent with the provisions of the Zoning Ordinance. The principal uses of the R-1 Zone are single-family homes and duplexes. The project will result in the installation of a single-family residence.

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 437 RUSSELL STREET PROJECT (SITE PLAN) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.
- Approval of the Site Plan (Design Review) of the project as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

CONDITIONS OF APPROVAL FOR THE 437 RUSSELL STREET (SITE PLAN) LOCATED ON ASSESSOR PARCEL NUMBER 003-182-71, WINTERS, CA 95694.

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action or proceeding to attach set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, or any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employee, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.
2. Approval of the applicant's project shall be null and void if the applicant fails to submit a building permit for the project within one year of Planning Commission approval.

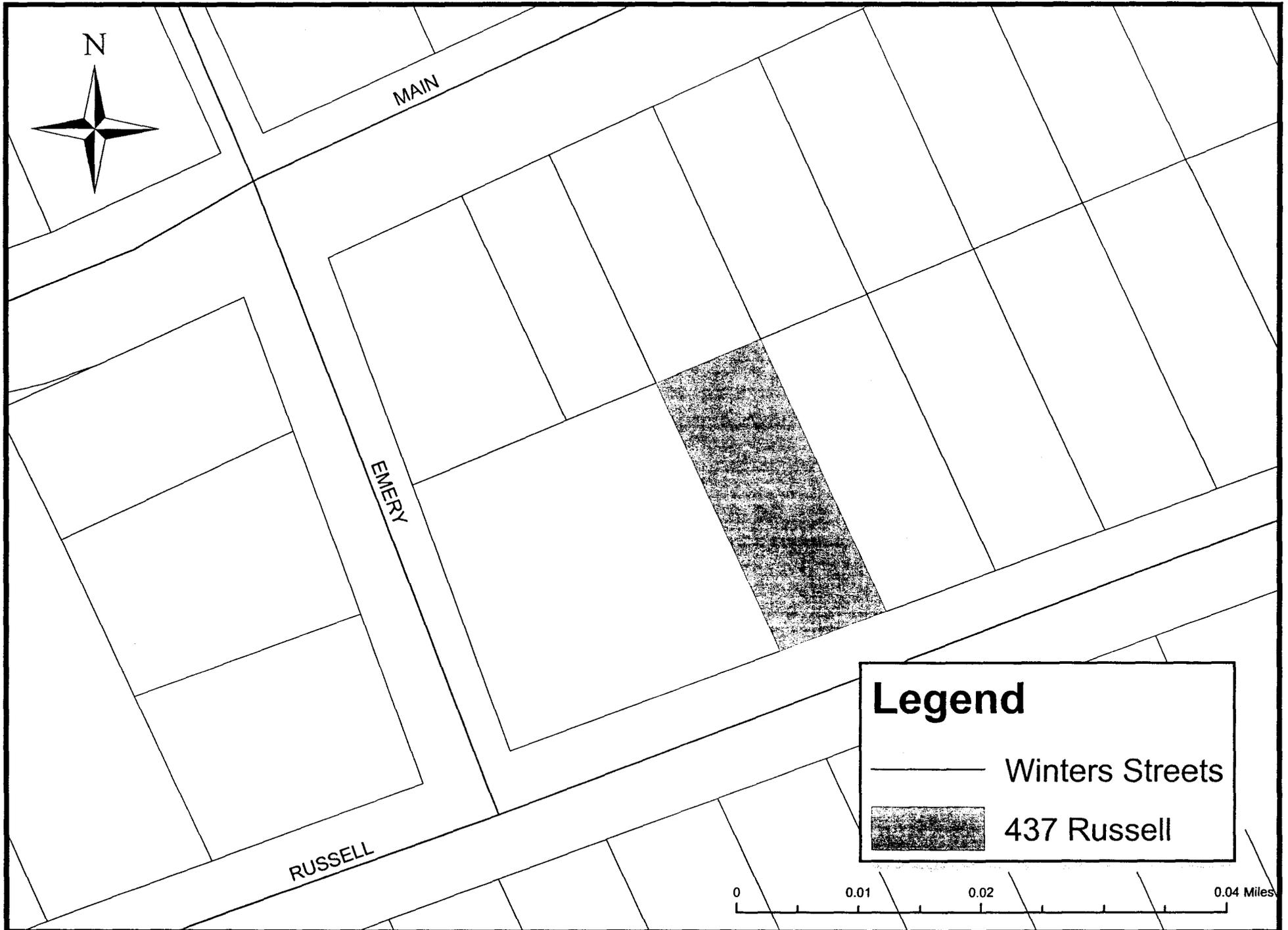
3. The manufactured home shall be placed on a permanent, concrete foundation.
4. A front door shall be located on the Russell Street frontage of the property.
5. The off-street parking space that parallels the garage shall have minimum dimensions of 10 feet by 20 feet.
6. The address number for the property shall be clearly visible from the street fronting the property. The address numbering shall be either four (4) inch illuminated numbers or six (6) inch non-illuminated numbers on contrasting background.
7. The applicant shall obtain an encroachment permit for all work within the public right-of-way (water lateral, sewer lateral, sidewalk, etc.).
8. If not already installed, the applicant shall install a sewer lateral and cleanout that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
9. If not already installed, the applicant shall install a water lateral and meter that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
10. The applicant shall obtain all required City permits (building, encroachment, etc.) and pay all applicable fees (building, impact, encroachment, etc.).
11. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.
12. The applicant shall provide the City with a proof of payment receipt or exemption documentation for Winters Joint Unified School District facility fees at building permit issuance.
13. Final inspection for the manufactured home shall not be scheduled nor occupancy authorized until the public improvements (sewer lateral, sewer cleanout, water lateral, water meter, sidewalk, etc.) have been installed, inspected, and accepted by the City.
14. Final inspection for the manufactured home shall not be scheduled nor occupancy authorized until the front yard of the property is landscaped and a City-approved shade tree is installed.
15. The applicant shall install a concrete sidewalk on the Russell Street frontage of the property.

ATTACHMENTS:

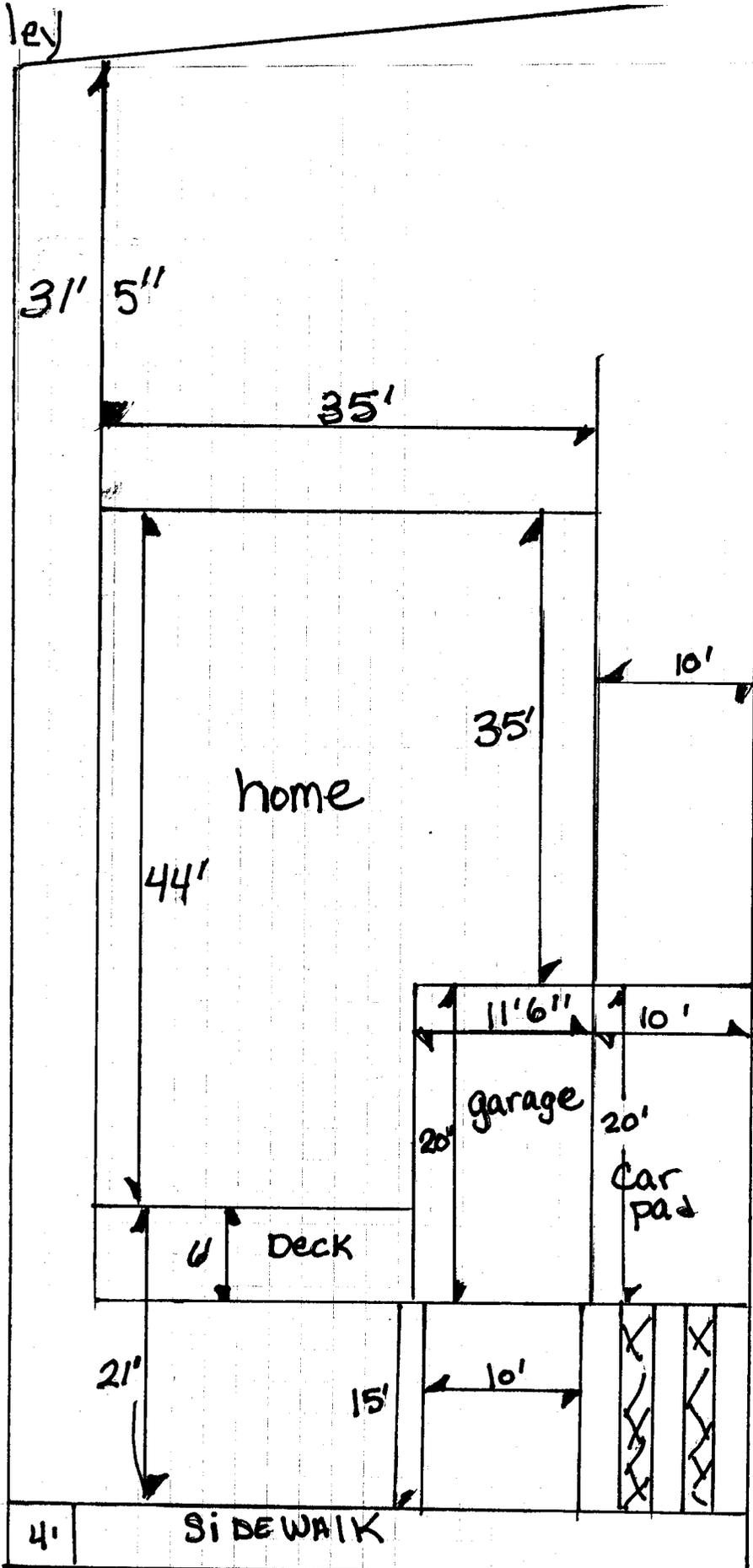
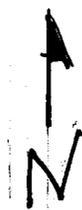
1. Parcel Map for Project Site
2. Site, Floor, and Elevation Plans

PC/437 Russell Street SP PC Stf Rpt 27Mar07

437 Russel Street Project Site



Alley



100.5'

31' 5"

35'

home

35'

44'

10'

102'

11' 6"

10'

garage

20'

car pad

6'

Deck

21'

15'

10'

4'

SIDEWALK

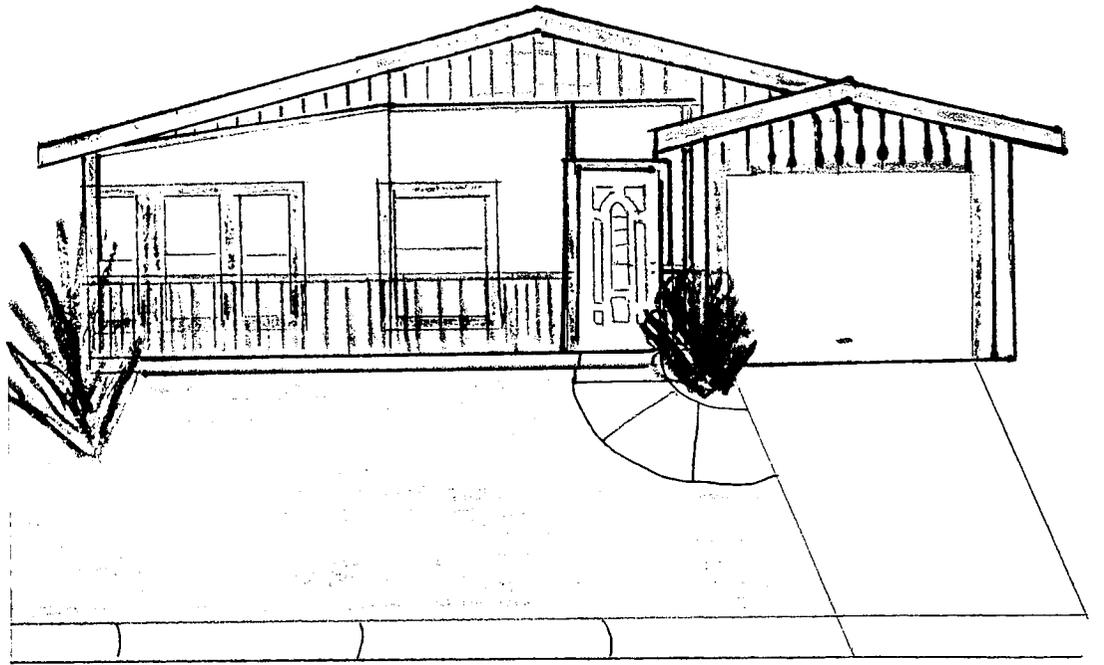
50'

1cm = 2'

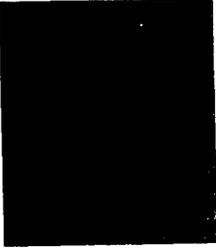
X = pavers

Joe OREMUS
437 Russell St
Winters CA

RUSSELL STREET

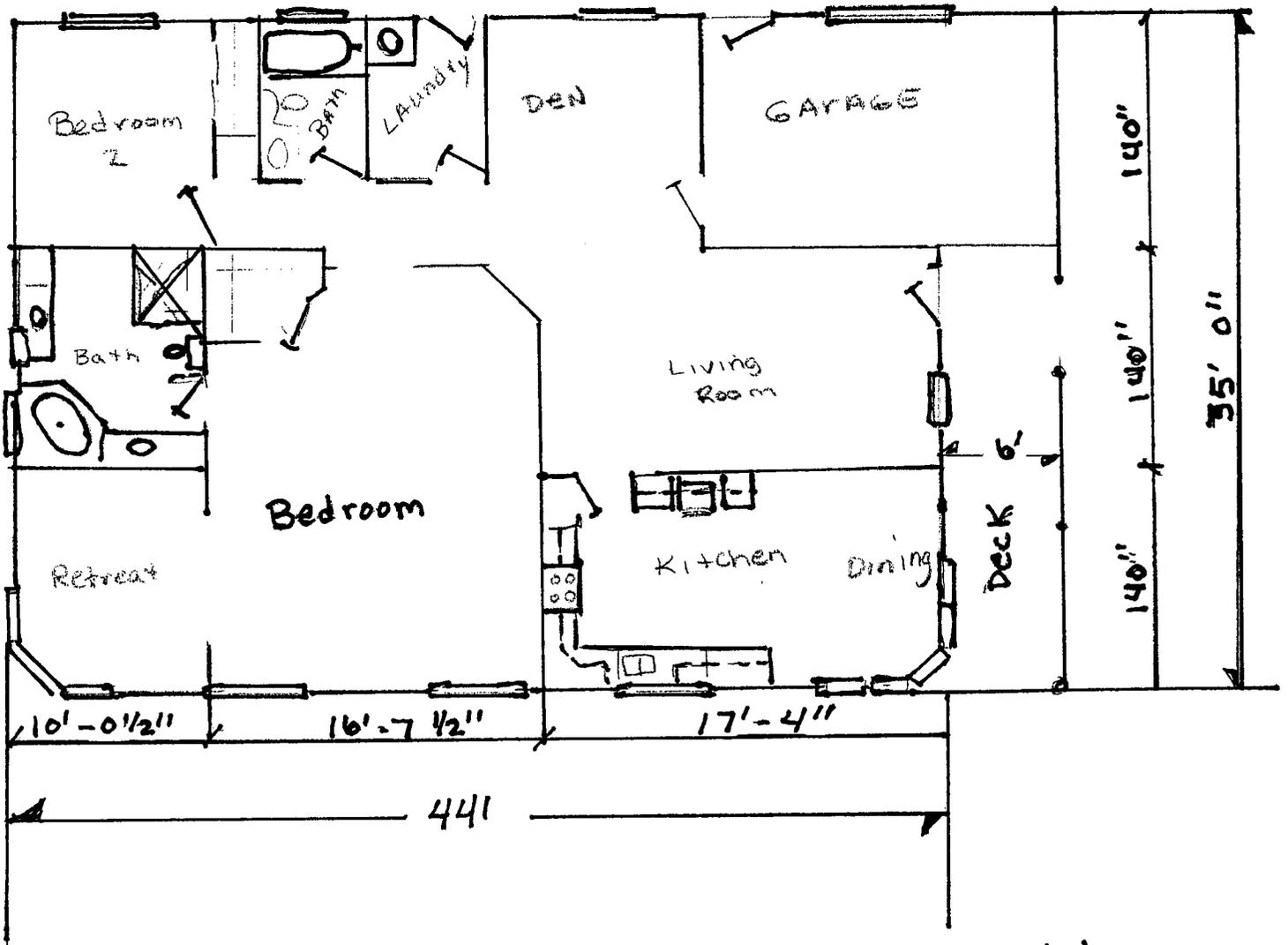


752 River Birch
45YY 58/094

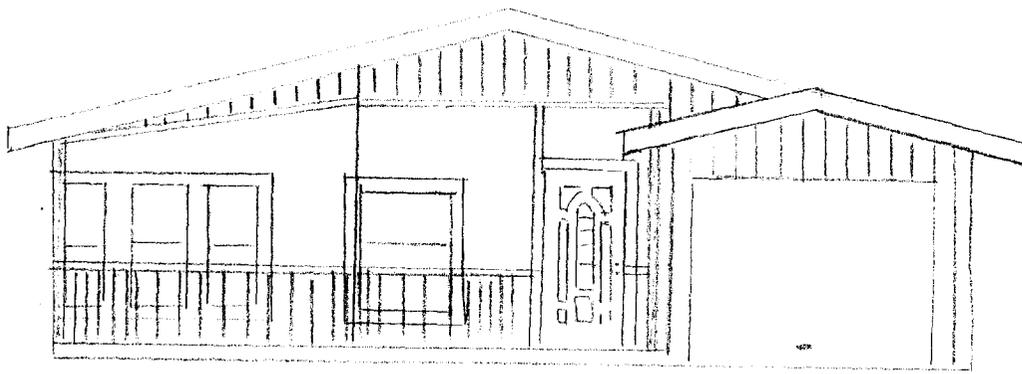


698 King's Canyon Grey
40YY 33/118

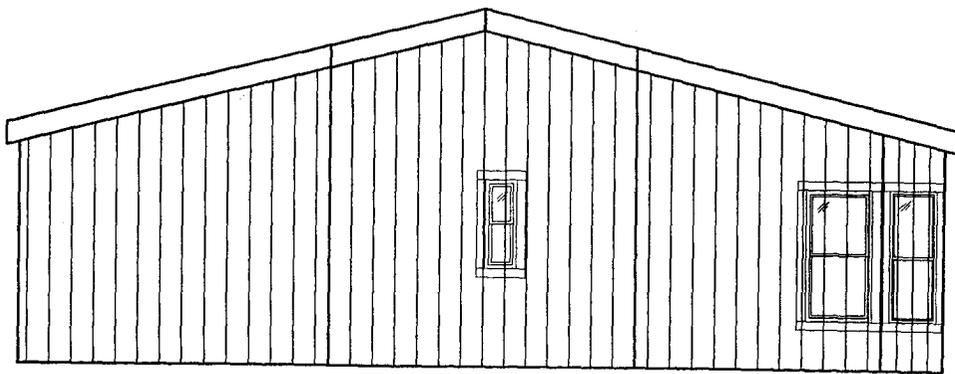
Color of home & trim



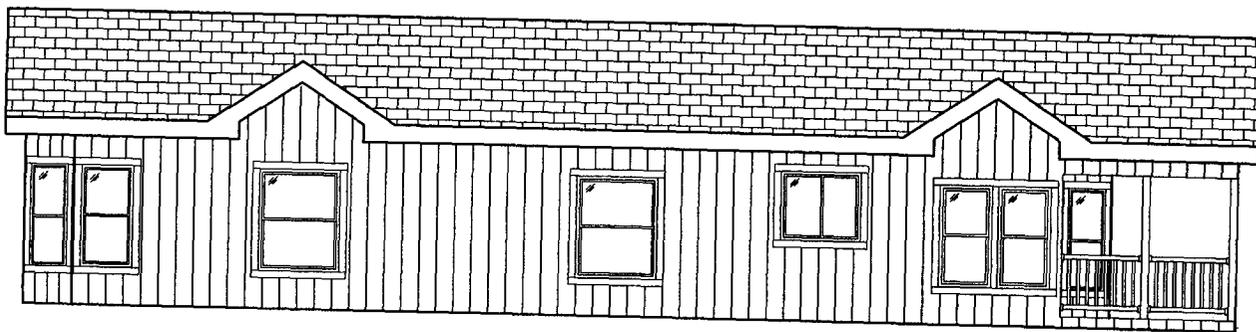
Joe Oremus 437 Russell St Winters



FRONT VIEW

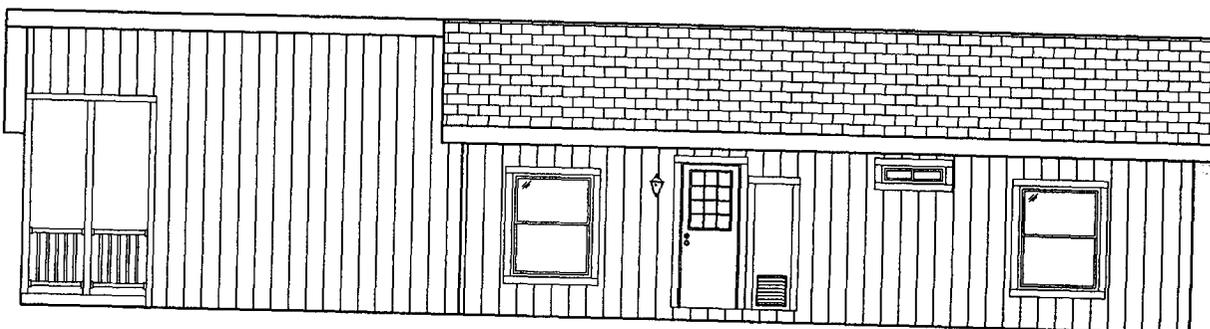


REAR VIEW



FRONT VIEW

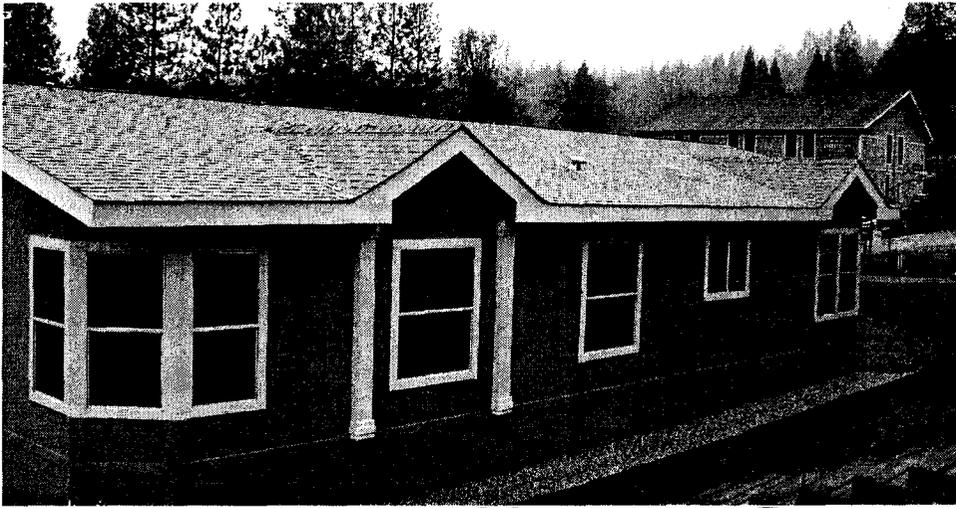
Side View



garage here

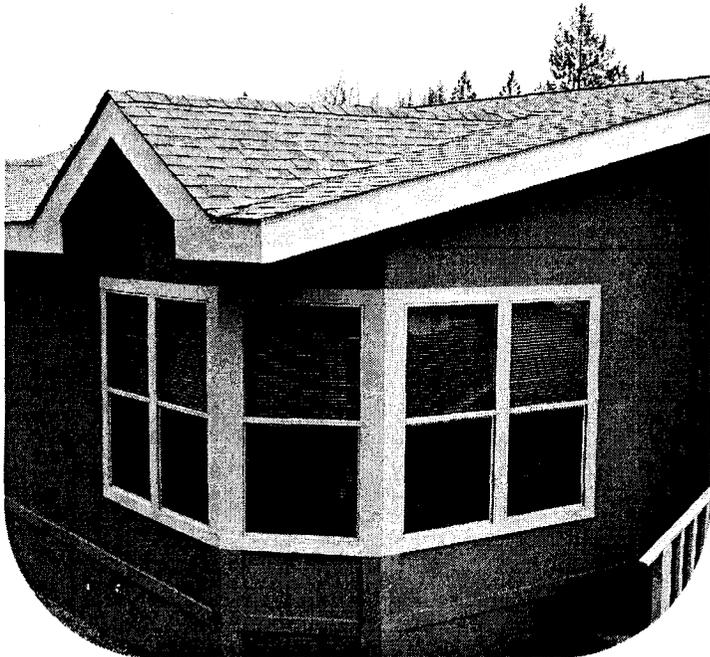
REAR VIEW

Side View



Joe Oremus
437 Russell St
Winters, CA

Side view of home. Oremus home will be no more than 2 feet from the ground. actual model of home



Corner Bay window on front of home and on back of home. actual model of home



Similar model of covered porch to be built on the Oremus home